WARRANTY DEED

Karen Johnson Davidson County
Batch# 696494 DEEDWARR
08/12/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210812-0109159

DM-AR-21-3103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/17/24

(AFFIX SEAL)

CHELSEA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travell Brown		
(NAME)	(NAME)	**150 03 0 128.00**
3101 Justin Towne Ct	Same as owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN M. WITT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVELL BROWN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 5A, Zone Lot Division Lots 5, 27, 28 & 31 Justin Towne, Section Two, as of record in Plat Book 5200, Page 459 and amended in Plat Book 5200, Page 536, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lauren M. Witt, unmarried, by Warranty Deed from Dawn Hesse, unmarried and Wendi McConnell, unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20181203-0117571, in the Register's Office of Davidson County, Tennessee, dated October 30, 2018 and recorded on December 03, 2018.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lots 5, 27, 28 & 31 Justin Towne, Section Two, as recorded in Plat Book 5200, Page(s) 459 and amended in Plat Book 5200, Page 536.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6067, Page 474 and Book 6069, Page 33 .

• Property taxes for 2021, a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3101 Justin Towne Ct, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10 DAY OF AUGUST, 2021.

Lauren M. Witt

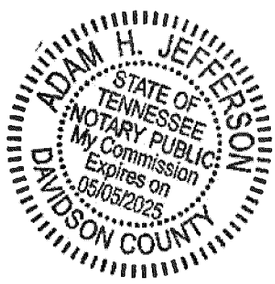
Lauren M. Witt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN M. WITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 10, 2021**.

Date

Tonya Loftin
Affiant Signature

August 12, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12th day of August, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)